



*"Small Town Atmosphere
Outstanding Quality of Life"*

DRB NOTES

Meeting Date: December 1, 2010

Board Attendance: Dave Banducci, Bob Combs, Douglas McQuillan, Marc Silveira, Jim Wood

Staff Attendance: Joe Calabrigo, Kevin Gailey, Corinne Horn

422 Hartz Avenue - Danville Hotel

Project Planner: Kevin Gailey

- The applicants and Town staff presented the project to the DRB. When asked by the DRB about the concept of the architecture, the applicants replied that their intent was to have a finished product that appeared to be built over time.
- DRB expressed concerns over not having three dimensional elevations provided to determine if building facade setbacks are appropriate.
- Staff addressed a potential for the project to gain an additional two feet of right-of-way as part of a realignment of the curb to curb width of Railroad Avenue, which would help address two story building massing along Railroad, as well as provide from additional room for further articulation. . The Town will pursue the ability to move the property line to allow for the additional flexibility.
- DRB recommended that a condition of approval be added COA to include a requirement for the applicant to return to DRB with simple three dimensional elevations shortly after an entitlement is secured to ensure that the current building articulation is appropriate as proposed. This would serve as "Phase 2-a" of review where "Phase 2-b" would constitute a thorough review of detailing and color and material choice. Areas of focus of the three dimensional study should be the Hartz Avenue elevation, Railroad elevation, and Prospect elevation, as well as the corner of Hartz Avenue and Prospect Avenue, and Railroad Avenue and Prospect Avenue.
- General design direction was given to pay attention to the details such as true divided light windows and the recessing of windows where appropriate.

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Exhibit G

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Decision: The DRB recommended the project return for review in the outlined "Phase 2" process after an entitlement has been approved. The DRB recommended that the project's massing and overall site planning proposal was appropriate for the site and that a comprehensive review of more detailed plans would occur in the second phase of review.